

Project Factsheet for: Saylorville Lake Marina

Date Last Updated: 2006-09-06 09:41:20.0

Project Location Information

Location: Saylorville Lake, Iowa
State(s): IA
Congressional District(s): IA-3, IA-4

Status

The marina's business appears to be flourishing, the lessee reports that all boat slips have been rented and there are customer waiting lists for each size of slip. We haven't received any complaints recently, except regarding the condition of the boat ramp at this location. The Corps constructed a boat ramp, parking lots, and access roadways as a part of site preparations that were completed prior to leasing the site in 1977. This ramp is one of the few public boat launching sites available during high lake levels. Past investigations of the ramp have revealed that the base under the concrete surface has eroded away, creating voids and resulting in major surface cracking. Occasional work to try to find and fill the voids has kept the ramp open for use. However, a major redesign and/or renovation likely is needed. ED estimated in 2004 that it will take approximately \$865,000 to complete removal of the existing ramp and to construct another ramp at this site. The lessee is required under the terms of the lease to operate and maintain the ramp surface. However, the lessee is not expected to undertake major renovation on the government owned structure. Funding packages submitted by Saylorville Lake Project have been included in recent year budgets to perform the necessary work. However, funding has not been provided. The lessees have indicated that the ramp is a critical part of their plans for operating the marina.

Description

The Corps or Engineers leases approximately 140 acres at Saylorville Lake Project to a private business for the purpose of operating a commercial public recreational marina concession. Activities and services to be provided under the lease include facilities for recreational boat mooring, docking and storage; services for maintenance, storage and repair of recreational boats; and sale of marine fuel, food and beverages. We received a significant number of complaints from marina customers in early 2003 about the condition of the facilities, the services provided by the lessee and a significant increase in rates and prices by the lessee. The prior lessee operated on the lease area from 1996 until April 2004, at which time, Saylorville Lake Marina, LLC, a group of local businessmen, was approved to assume the existing lease. The lease was assigned to the company and, after investing significant capital in upgrading facilities on the area, the lessee has successfully completed its first three years of operation. The lessee also has expanded dockside food and beverage service and has constructed a floating breakwater to protect the harbor. Total investment in capital improvements by the lessee to date has been in excess of \$5 million dollars.

Authority

SI - Special Interest --

Project Manager Information

Name: Wayne Johanson, Realty Specialist, Federal Lands Support Branch, Real Estate Division
Phone: (309)794-5681
E-mail: wayne.e.johanson@usace.army.mil